

**MINUTES OF THE COTTONWOOD HEIGHTS CITY  
PLANNING COMMISSION MEETING**

**Wednesday, October 1, 2014  
6:00 p.m.  
Cottonwood Heights City Council Room  
1265 East Fort Union Boulevard, Suite 300  
Cottonwood Heights, Utah**

***ATTENDANCE***

**Members Present:** Chair Gordon Walker, Commissioner Perry Bolyard, Commissioner James Jones, Commissioner Dennis Peters, Vice Chair Paxton Guyman, Commissioner Janet Janke, Commissioner Jeremy Lapin, Commissioner Joseph Demma-Alternate

**Staff Present:** Community and Economic Development Director Brian Berndt, Senior Planner Glen Goins, Associate Planner Mike Johnson, City Engineer Brad Gilson, City Geologist Tim Thompson, City Attorney Shane Topham, Special Legal Counsel Jody Burnett

**Others Present:** Transportation Specialist Dr. Joe Perrin, Susan Despain, Cynthia Broding, Gray Smith, Cynthia Smith, Gary McGee, Jill McGee, Dade Rose, Becky Summerhays,

**BUSINESS MEETING**

**1.0 WELCOME/ACKNOWLEDGEMENTS**

Chair Gordon Walker called the meeting to order at 6:00 p.m. and welcomed those attending.

**2.0 CITIZEN COMMENTS**

Chair Walker opened the public comment period.

Gary McGee commented on statements made by City Engineer, Brad Gilson regarding traffic concerns related to the proposed Giverny PUD. He asked how Wasatch Boulevard improvements will affect the frontage of his property.

There were no further citizen comments. The citizen comment period was closed.

**3.0 PUBLIC HEARINGS**

**3.1 (Project #PUD-14-006) Public Comment on a request from Rebekah Summerhays for conditional use approval to operate a preschool in the building located at 2122 East Fort Union Boulevard**

Chair Walker stated that the proposed request is from Rebekah Summerhays for conditional use approval to operate a preschool in the building located at 2122 East Fort Union Boulevard.

Associate Planner, Mike Johnson, presented the staff report. Staff recommends approval based on the conditions and findings set forth in the staff report. He suggested an additional condition be added; if there

are parking issues or problems with visitors parking on adjacent private property, the item be brought back to the Planning Commission to address, and possibly revise, the maximum number of students per class.

The applicant, Rebekah Summerhays, stated that she worked in public education for 15 years. She plans to serve 8 to 16 students per class.

There were no public comments. The public hearing was closed.

#### 4.0 ACTION ITEMS

##### 4.1 (Project #PUD-14-006) Action on a request from Rebekah Summerhays for conditional use approval to operate a preschool in the building located at 2122 East Fort Union Boulevard

*Motion: Commissioner Janke moved to approve Project #PUD-14-006, action on a request from Rebekah Summerhays for conditional use approval to operate a preschool in the building located at 2122 East Fort Union Boulevard subject to the following:*

##### *Conditions:*

1. *Prior to operation, the applicant shall obtain a business license in compliance with all state and local licensing requirements for preschools.*
2. *The proposed use is in harmony with General Plan and zoning ordinance of Cottonwood Heights.*
3. *The proposed use does not create a negative impact that cannot be mitigated through reasonable conditions.*

*The motion was seconded by Commissioner Jones.*

*Commissioner Lapin moved to amend the motion to add the following condition:*

4. *If there are any parking issues or issues with visitors of the preschool parking on adjacent private property, the item will be brought to the Planning Commission's attention to address, and possibly revise, the maximum number of students per class.*

*Commissioner Janke accepted the amended motion. The amendment was seconded by Commissioner Jones. Vote on the amended motion: Jeremy Lapin–Aye, Janet Janke–Aye, Paxton Guymon–Aye, Perry Bolyard–Aye, Dennis Peters–Aye, James Jones–Aye, Chair Gordon Walker–Aye. The motion passed with the unanimous consent of the Commission. Alternate Member Joseph Demma did not participate in the vote.*

##### 4.1 Approval of September 3, 2014, Minutes

*Motion: Commissioner Bolyard moved to approve the September 3, 2014, minutes. The motion was seconded by Commissioner Lapin. Vote on motion: Jeremy Lapin–Aye, Janet Janke–Abstained, Paxton Guymon–Aye, Perry Bolyard–Aye, Dennis Peters–Aye, James Jones–Aye, Chair Gordon Walker–Aye. The motion passed unanimously with one abstention. Alternate Member Joseph Demma did not participate in the vote.*

## 5.0 ADJOURNMENT

*Motion: Commissioner Bolyard moved to adjourn. The motion was seconded by Commissioner Guymon and passed unanimously on a voice vote.*

The Planning Commission meeting adjourned at 6:17 p.m.

Minutes approved: 11/05/2014